

**CASTLE BEACH CLUB CONDOMINIUM ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**

**Tuesday, April 11, 2006**

**7:00 PM**

**Board Member(s) Present:**

Juan Carlos Gonzalez-President, Sergio Purrinos-Vice-President, Angel Leal –Vice President,  
Robert Berman-Treasurer.

**Not Present- Representing Miami Management, Inc.**

Tati Robertson-Property Manager

**Also Represented at the Meeting:**

Lourdes Sanchez-Barcia,Esq. from Haber & Ganguzza

**Meeting Called to Order:**

The meeting was called to order at 7:30 pm

The meeting was held at the Carriage House, next door to the Castle at 53<sup>rd</sup> and Collins Ave.

The meeting was tape recorded. The minutes were prepared by Caridad Amores & Robert Berman.

**Approval of the previous meeting minutes:**

The reading of the minutes of 3/14/05 was waived and approved unanimously.

**OLD BUSINESS:**

The Board took up the matter of a maintenance reduction that had been given to Rocio Sullivan owner of unit M19, through a letter sent by our attorneys, Haber & Ganguzza. Ms Sullivan had requested that her maintenance be reduced because her unit was smaller than the other M units. The matter had however never been formally approved by the Board, but by error had been communicated to Haber & Ganguzza as if a board decision had occurred. The Board decided to table the issue until the next board meeting to allow our attorneys time to research whether the board can actually make this decision or whether it would require a change in the by-laws. Also in question is how a reduction in percentage of ownership affects all the remaining owners and consequently, maintenance and assessment.

## **NEW BUSINESS**

The Board proceeded to fill the vacancy left by the resignation of its former Secretary Margaret Suarez-Rivas. There were 3 candidates, one of whom asked to be withdrawn before the Board had a chance to vote. The remaining 2 candidates were Rocio Sullivan and Caridad Amores. Each candidate was given a chance to speak and state their qualifications for the Board. Afterwards a vote was taken and the results were as follows: Juan Gonzalez voted for Rocio Sullivan; Robert Berman, Angel Leal and Segio Purrrinos voted for Caridad Amores. As a result Caridad Amores became the new Secretary of the Board. The Board lauded both candidates as qualified and deserving individuals. It was felt that at the present time, Caridad Amores, an attorney, can provide an extraordinary amount of expertise needed to help with legal issues as well as assisting in securing a loan.

## **Renovation Progress**

The President, Juan Gonzalez provided a construction update:

1. Ray Miranda (UCI Engineering) has been hired to oversee all “life safety” issues. It is expected that he will be able to complete all aspects of the initial phase necessary to open the building within 6 months. These include; electrical, structural, sprinkler and any other fire safety issues. He will secure agreements from subcontractors who will agree to be paid over a 30 month period.
2. Buchanan Services have begun the mold remediation in the hallways. We have received \$1M from the insurance co. An additional \$5M has been requested from the insurance co. \$18M has been put in reserve by the insurance co.
3. The main roof repair will begin the first week in May.
4. All broken windows from Hurricane Wilma will be replaced within the next month.
5. All unnecessary shoring in the garage area placed by Diversified & co. will be removed as soon we can provide the City with a “shoring plan.”

## **General Discussion**

Meeting was adjourned at 9:50pm

